

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/35 Lily Way Skye VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Skye

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

28/2 Sanoma Drive Skye VIC 3977	\$585,000	31-Jan-22
11/2 Sanoma Drive Skye VIC 3977	\$612,000	30-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 March 2022


28/2 Sanoma Drive Skye VIC 3977

Sold Price

^{RS}
\$585,000

Sold Date

31-Jan-22


3



2



2

Distance

0.44km

11/2 Sanoma Drive Skye VIC 3977

Sold Price

\$612,000

Sold Date

30-Oct-21


3



2



2

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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